

GIS REGISTRY INFORMATION

SITE NAME:	Jim's Auto Center			FID # (if appropriate):
BRRTS #:	03-41-283840			
COMMERCE # (if appropriate):	53207-3041-09			
CLOSURE DATE:	March 08, 2004			
STREET ADDRESS:	2509 E Oklahoma Ave			
CITY:	Milwaukee			
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):		X = 693014	Y = 281659	
CONTAMINATED MEDIA:		Groundwater	<input type="checkbox"/>	Soil <input checked="" type="checkbox"/> Both <input type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:		Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • IF YES, STREET ADDRESS: • GPS COORDINATES (meters in WTM91 projection): X = Y = 				
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):		Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • IF YES, STREET ADDRESS 1: • GPS COORDINATES (meters in WTM91 projection): X = Y = 				
CONTAMINATION IN RIGHT OF WAY:		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
DOCUMENTS NEEDED				
Closure Letter, and any conditional closure letter issued <input checked="" type="checkbox"/>				
Copy of most recent deed, including legal description, for all affected properties <input checked="" type="checkbox"/>				
Certified survey map or relevant portion of the recorded plat map (<i>if referenced in the legal description</i>) for all affected properties <input type="checkbox"/>				
County Parcel ID number, <i>if used for county</i> , for all affected properties <input checked="" type="checkbox"/>				
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site. <input checked="" type="checkbox"/>				
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs. <input checked="" type="checkbox"/>				
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching) <input checked="" type="checkbox"/>				
Tables of Latest Soil Analytical Results (no shading or cross-hatching) <input checked="" type="checkbox"/>				
Isoconcentration map(s), <i>if required for site investigation (SI)</i> (8.5x14" if paper copy). The Isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map. <input type="checkbox"/>				
GW: Table of water level elevations, with sampling dates, and free product noted if present <input checked="" type="checkbox"/>				
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees) <input checked="" type="checkbox"/>				
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour <input checked="" type="checkbox"/>				
Geologic cross-sections, <i>if required for SI</i> . (8.5x14' if paper copy) <input checked="" type="checkbox"/>				
RP certified statement that legal descriptions are complete and accurate <input checked="" type="checkbox"/>				
Copies of off-source notification letters (if applicable) <input type="checkbox"/>				
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW) <input checked="" type="checkbox"/>				
Copy of (soil or land use) deed restriction(s) or deed notice <i>if any required as a condition of closure</i> <input checked="" type="checkbox"/>				



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
101 West Pleasant Street, Suite 100A
Milwaukee, Wisconsin 53212-3963
TDD #: (608) 264-8777
Fax #: (414) 220-5374
<http://www.commerce.state.wi.us>
<http://www.wisconsin.gov>
Jim Doyle, Governor
Cory L. Nettles, Secretary

March 8, 2004

Mr. Donald Isakson
42 Chapman Road
West Hartford, CT 06107

RE: Final Closure

Commerce # 53207-3041-09 WDNR BRRTS # 03-41-283840
Jim's Auto Center, 2509 East Oklahoma Avenue, Milwaukee

Dear Mr. Isakson:

The Wisconsin Department of Commerce (Commerce) has received all the items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5376.

Sincerely,

A handwritten signature in black ink, appearing to read "Linda M. Michalets".
Linda M. Michalets
Hydrogeologist
Site Review Section

cc: Ms. Sherry Schumacher, Moraine Environmental, Inc.
Case File



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
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Jim Doyle, Governor
Cory L. Nettles, Secretary

October 8, 2003

Mr. Donald Isakson
42 Chapman Road
West Hartford, CT 06102

RE: **Conditional Case Closure**

Commerce # 53207-3041-09 WDNR BRRTS # 03-41-283840
Jim's Auto Center, 2509 East Oklahoma Avenue, Milwaukee

Former waste oil and gasoline underground storage tanks

Dear Mr. Isakson:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Moraine Environmental, Inc., for the site referenced above. It is understood that residual soil and groundwater contamination remains on site. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

During the final groundwater sampling event conducted on March 25, 2003, the preventive action limit (PAL) for benzene was exceeded at monitoring well MW-3, at 4.7 parts per billion. Commerce is issuing a PAL exemption, per NR 140.28(2), Wisconsin Administrative Code, for benzene at the referenced property.

The following conditions must be satisfied to obtain final closure:

- A deed restriction must be placed on the property deed to prevent direct contact exposure to shallow petroleum contaminated soil that remains within four feet of the ground surface. For this site, the deed restriction requires the preservation and maintenance of a surface barrier over the shallow residual soil contamination. Provide Commerce with a copy of the deed restriction showing the County Register of Deeds' recording information. The deed restriction must include the figure titled "Estimated Extent of Contamination in Soil 0-10" from the closure request (copy enclosed), which indicates where the residual contamination remains.

An example "Notice of Contamination to Property" that has been prepared for your site is enclosed for your use. If you wish to modify the language, submit a draft copy to me at the letterhead address for approval before recording. If an electronic copy of the "Notice of Contamination to Property" is desired, you may contact me and a copy will be forwarded to you.

Mr. Donald Isakson

Commerce # 53207-3041-09

WDNR BRRTS # 03-41-283840

Jim's Auto Center, 2509 East Oklahoma Avenue, Milwaukee

October 8, 2003

Page 2

This letter serves as your written notice of "no further action". Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement. Costs associated with recording the deed notice are not eligible for PECFA reimbursement and the recording of this notice should not delay the claim submittal process.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (414) 220-5376.

Sincerely,



Linda M. Michalets

Hydrogeologist

Site Review Section

Enclosures: Draft "Notice of Contamination to Property"
"Estimated Extent of Contamination in Soil 0-10", Moraine Environmental, Inc.

cc: Mr. Mike Bozikowski, Moraine Environmental, Inc.
Case File

WARRANTY DEED

THIS DEED, made between PETROVEST, a Wisconsin General Partnership, Grantor, and Donald H. Isakson, West Hartford, CT. Grantee.

WITNESSETH, that the said Grantor, for a valuable consideration conveys to Grantee the following described real estate in Milwaukee County, State of Wisconsin:

Lots numbered Five (5), Six (6) and Seven (7) in Block numbered Four (4), in Fernwood, being a part of Lots numbered Nine (9), Ten (10), Sixteen (16) and all of Lot numbered Seventeen (17), in Kane's Subdivision of the South East part of Section numbered Ten (10), and the North East One-Quarter (1/4) part of Section numbered Fifteen (15), in Township numbered Six (6) North, Range numbered Twenty-Two (22) East, in the City of Milwaukee, except the North Thirty-Four (34) feet thereof taken for widening East Oklahoma Avenue.

This is not homestead property.

Together with all singular hereditaments and appurtenances thereunto belonging;

And, PETROVEST, a Wisconsin General Partnership, warrant that the title is good, indefeasible in fee simple and free and clear of encumbrances except for easements of record, municipal and zoning ordinances, if any, and real estate taxes for 1989 and subsequent years, and will warrant and defend the same.

Dated this 1st day of January 1990.

By: Donald H. Isakson

Donald H. Isakson
General Partner
Petrovest, a Wisconsin General
Partnership

By: Jon G. Isakson

Jon G. Isakson
General Partner
Petrovest, a Wisconsin General
Partnership

1939

NOTICE OF ASSESSED VALUE - REAL PROPERTY

UD 4D

(As required by s. 70.365, Wisconsin Statutes)

Bldg 1111 ft²
Lot 7740 ft²

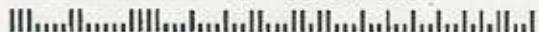
This is not a tax bill

THE ASSESSED VALUE OF YOUR PROPERTY FOR JANUARY 1, 2002 IS SHOWN BELOW. THE TAX BILL BASED ON THIS ASSESSMENT WILL BE SENT BY THE CITY TREASURER'S OFFICE IN DECEMBER.

*****AUTO**MIXED AADC 530
 422 680 144968
 DONALD H ISAKSON
 42 CHAPMAN RD
 WEST HARTFORD CT 06107-3308

541-0711-000-6
144968

City of Milwaukee Assessor's Office
 Room 507, City Hall
 200 E. Wells Street
 Milwaukee, WI 53202
 Phone: (414) 278-1175



If you have any questions about your assessment, please contact the Assessor's Office. Regular office hours are Monday – Friday 8:00 a.m. until 4:45 p.m. For your convenience, office hours have been extended as follows:

Monday, April 29 through Friday, May 3, 2002; 8:00 a.m. until 6:00 p.m.

ADDRESS	TAX KEY NUMBER	NEIGHBORHOOD	DATE
2509-2509 E OKLAHOMA AV	541-0711-000-6	6282-BIZ	4/29/2002

LEGAL DESCRIPTION OF PROPERTY (May be incomplete)		Property Owner
FERNWOOD IN NE 1/4 SEC 15-6-22 BLOCK 4 S 86' (LOTS 5-6 & 7)		DONALD H ISAKSON

YEAR	LAND	BUILDINGS	TOTAL ASSESSED VALUE	NET CHANGE 01/02
2001	23,200	21,300	44,500	
2002	23,200	26,300	49,500	5,000

REASON(S) FOR CHANGE:
Revaluation

The Assessor's Office is located in Room 507, City Hall, 200 E. Wells Street. The telephone number is (414) 278-1175. For your convenience, assessment and sales information is available on the Internet at www.ci.mil.wi.us/assessor.

If you wish to challenge your assessment, you must file a written objection. Objection forms are available in the Assessor's Office. All objections must be filed with the Assessor's Office by Monday May 20, 2002.

The Board of Assessors investigates all objections and decides whether assessments are correct. Property owners can formally appeal Board of Assessors' decisions to the Board of Review. The Board of Review will begin meeting on May 13, 2002.

Property taxes are set by the Milwaukee Public Schools, Milwaukee Area Technical College, Milwaukee Metropolitan Sewerage District, the State of Wisconsin, Milwaukee County, and the City of Milwaukee.

Accurate assessments insure these taxes are fairly distributed, the Assessor's Office does NOT levy taxes. Any complaints about taxes should be made to the appropriate taxing bodies.

The City of Milwaukee does not discriminate on the basis of disability. Upon reasonable notice, efforts will be made to accommodate disabled individuals. For more information or to request assistance, please call (414) 286-3651(voice) for hearing impaired ONLY call (414) 286-8039 (TTY-teletypewriter).



CITY OF MILWAUKEE



Services Problems City Govt Licenses/Permits Payments Enjoy Milwaukee Businesses Nei

PROPERTY ASSESSMENT RESULTS

TAX ACCOUNT BALANCE

GENERAL INFORMATION

ADDRESS	2509 THRU 2509 E OKLAHOMA AV
TAXKEY	541-0711-000-6
OWNER	DONALD H ISAKSON
OWNER ADDRESS	42 CHAPMAN RD WEST HARTFORD CT 061070000

ASSESSMENT

	2003	2002
LAND	\$23,200	\$23,200
IMPROVEMENTS	\$26,300	\$26,300
TOTAL	\$49,500	\$49,500
CURRENT CLASS	LOCAL COMM'	

Assessments reflect the estimated value on January 1st of the indicated year.

OTHER PROPERTY INFORMATION

- LAST CONVEYANCE:
 - DATE: 01/90
 - TRANSFER FEE: \$0.00 ([CLICK HERE FOR FEE EXPLANATION](#))
- STORIES: 1.0
- RESIDENTIAL BUILDING STYLE:
- EXTERIOR WALL TYPE:
- YEAR BUILT: 1939
- DWELLING UNITS: 0 ([CLICK HERE FOR DWELLING UNITS EXPLANATION](#))
- TOTAL SQUARE FEET FLOOR AREA: 1,111
 - FIRST FLOOR AREA:
 - SECOND FLOOR AREA:
 - THIRD FLOOR AREA:
 - FINISHED ATTIC AREA:
 - FINISHED HALF STORY AREA:
 - BASEMENT LIVING AREA:
- ROOM-COUNTS
 - TOTAL ROOMS: 0
 - BEDROOMS: 0
 - BATHS: 0
 - HALF BATHS: 0
- CENTRAL AIR CONDITIONING: NO
- BASEMENT: NONE
- FIRE PLACE:
- GARAGE TYPE: NONE

- LOT SIZE: 7740
- PLAT PAGE: 54121
- ZONING: LB2 ([CLICK HERE FOR ZONING EXPLANATION](#))
(For zoning information contact Milwaukee Development Center at 286-8211.)
- ASSESSMENT NEIGHBORHOOD 6282
- ALDERMANIC DISTRICT: 14
- CENSUS TRACT: 208
- **LEGAL DESCRIPTION:**
LEGALS FERNWOOD IN NE 1/4 SEC 15-6-22
DESCRIPTION BLOCK 4 S 86' (LOTS 5-6 & 7)

For more information contact the Assessor's office at 414-286-3651

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GREENDALE QUADRANGLE

WISCONSIN-MILWAUKEE CO.

7.5 MINUTE SERIES (TOPOGRAPHIC)

NW 1/4 SOUTH MILWAUKEE 15' QUADRANGLE

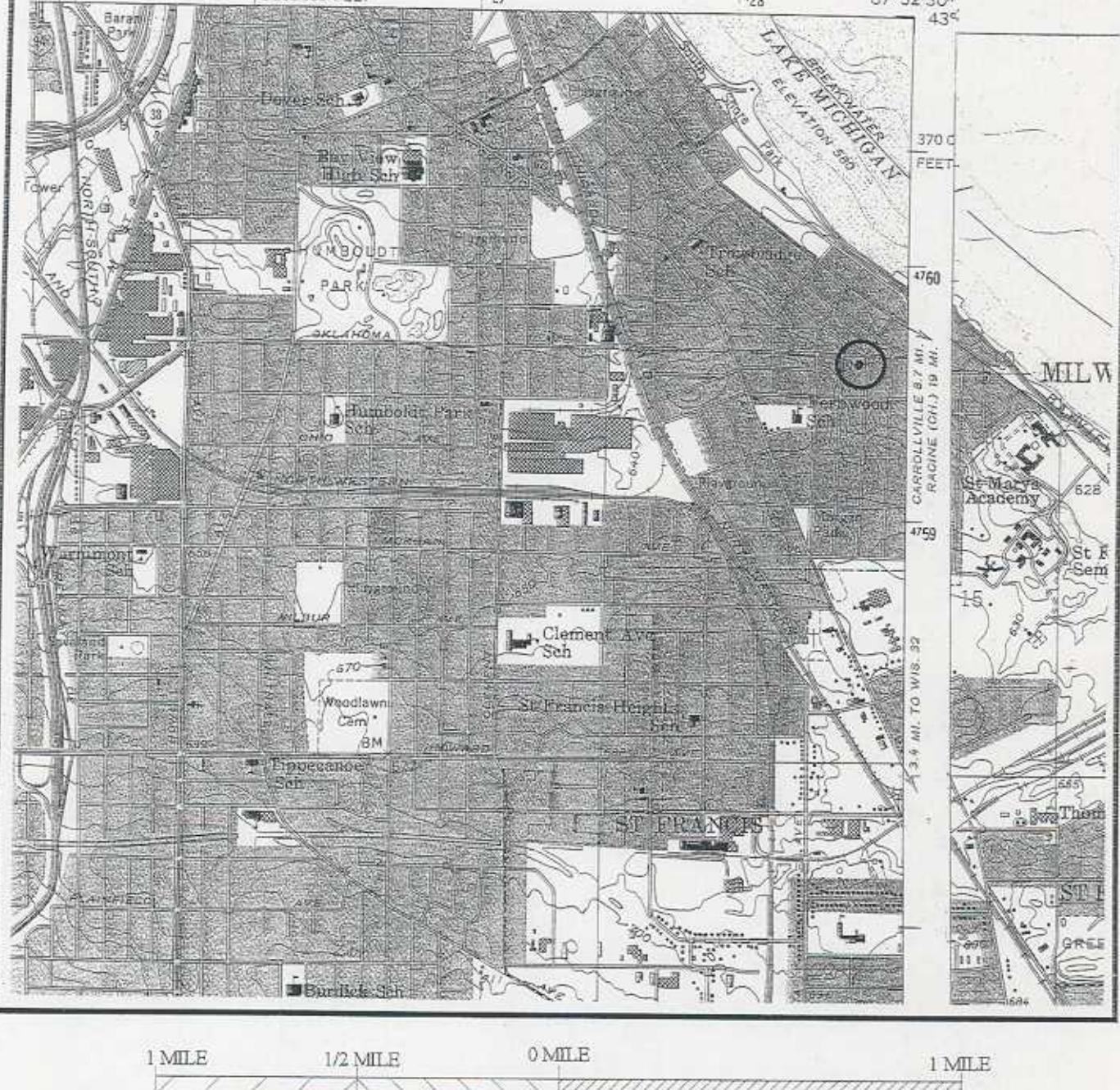
MILWAUKEE (CH.) 3.2 MI.
55A 2560 000 FEET

*27

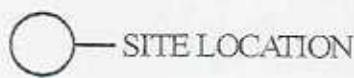
*28

87°52'30"

43°



ADAPTED FROM THE USGS 7.5 GREENDALE QUADRANGLE 1958, PHOTOREVISED 1972



Site Located in the:
Northwest 1/4 of the Northeast 1/4 of
Section 15, Township 6 North, Range 22 East in
Milwaukee County, Wisconsin.

Site Location Map

PROJECT NAME
Don Isakson Property
2509 E. Oklahoma Avenue
Milwaukee, Wisconsin 53207

DRAWING COMPANY
Moraine Environmental, Inc.

PROJECT NUMBER
2129

FIGURE 1



East Oklahoma Avenue

Sanitary Sewer
Cover Benchmark
Elev. = 100'



Graphic Scale
0 - 20'
Scale: 1 Inch = 20 Feet
Drawn By Andrew Malcom

Don Isakson Property
Monitoring Wells & Boring Location Plan
2509 E Oklahoma Ave.
Milwaukee, WI

Moraine Environmental Management Services, Inc.
1254 12th Avenue Garden, WI 53204-1924
262.377.3060 / fax 262.377.9770

Project No: 2129
Note: Not a legal survey,
adapted from field notes

2509 E. Oklahoma Avenue
Milwaukee, WI

Table 2
Groundwater Results

BRRTS# 03-41-283840
FID# 241448130
MEI Project# 2129

Well ID	Date Installed	Installed into Boring #	Well Data					Dissolved Lead and PVOCs						
			TDC Elevation 11/11/02	Date Sampled	Analysis	Depth to Water	Water Table Elevation	Soluble Lead	Benzene	Ethyl benzene	Methyl-tert-butyl-ether	Toluene	Trimethyl benzenes (total)	Total Xylenes
									ug/l	ug/l	ug/l	ug/l	ug/l	ug/l
						foot	foot							
					NR 140 PAL			1.5	0.5	140	12	200	96	1000
					NR 140 ES			15.0	5.0	700	60	1000	480	10,000
TW1	12/21/01	G5		12/28/01	VOC Pb	13.84		1.1	2.4	15	<0.67	0.49 Q	88	100
TW2	12/21/01	G7		12/28/01	VOC	13.80		NA	<0.48	<0.43	1.0 Q	<0.47	<0.52	<1.4
TW3	12/21/01	G8		12/28/01	VOC Pb	14.39		<0.38	<0.48	<0.43	<0.67	<0.47	<0.52	<1.4
				11/11/02	VOC	Not Recorded		NA	<0.25	<0.53	<0.87	<0.84	<0.89	<1.1
				03/25/03		15.61								
														Low Water Yield Prevented Sampling
TW4	12/21/01	G9		12/28/01	VOC Pb	4.51		<0.38	<0.48	<0.43	4.8	<0.47	<0.52	<1.4
TW5	12/21/01	G10		12/28/01	VOC	4.87		NA	<0.48	<0.43	<0.67	0.49 Q	1.51 Q	<1.4
TW6	12/21/01	G11		12/28/01	VOC	4.85		NA	<0.48	<0.43	<0.67	<0.47	<0.52	<1.4
				03/25/03	PVOC Nap PAH	Not Recorded			<0.30	<0.60	<0.56	<0.58	<0.66	<1.2
MW1	11/8/02	B1	103.43	12/09/02	VOC Pb	15.55	87.88	<0.84	<0.25	<0.53	<0.87	<0.84	<0.69	<1.1
				03/25/03	PVOC Nap	15.75	87.88		<0.30	<0.60	0.67 Q	<0.58	<0.66	<1.2
MW2	11/8/02	B2	102.76	12/09/02	VOC Pb	14.88	88.08	<0.060	0.50 Q	<0.53	1.1 Q	<0.84	<0.69	<1.1
				03/25/03	PVOC Nap	15.02	87.74		0.86 Q	<0.60	1.2 Q	<0.58	<0.68	<1.2
MW3	11/8/02	B3	102.46	12/09/02	VOC Pb	14.89	87.57	0.71	21	1B	<0.87	2.1 Q	85	121.0
				03/25/03	PVOC Nap	15.08	87.40		4.7	5.5	0.68 Q	0.59	11.5	18.0
MW4	11/11/02	B4	104.71	12/09/02	VOC Pb	12.89	91.72	0.24	<0.25	<0.53	<0.87	<0.84	<0.69	<1.1
				03/25/03	PVOC Nap PAH	13.56	91.15		<0.30	<0.60	<0.58	<0.58	<0.66	<1.2

Key:
 ug/l = microgram/liter (equivalent to parts per billion or ppb).
 Void Space or NA = Not Analyzed.
 PAL = Preventative Action Limit (NR 140.10)
 ES = Enforcement Standard (NR 140.10)
 NS = No Standard Established.
 Underlined results exceed NR 140 PALs.
 Bold and Underlined results exceed NR 140 ES.
 Q - Compound detected below the Limit of Quantitation (LOQ).

2509 E. Oklahoma Avenue
Milwaukee, WI

Table 2
Groundwater Results

BRRTS# 03-41-283840
FID# 241448130
MEI Project# 2129

Well ID	Date Installed	Installed into Boring #	TOC Elevation 11/1/02	Date Sampled	Analytes	Other VOCs										
						s-butyl benzene	n-butyl benzene	iso propyl benzene	p-iso propyl toluene	Methylene chloride	Naphthalene	n-Propyl benzene	Tetra chloro ethane	1,1-Trichloro ethane	Trichloro ethane	Vinyl Chloride
					Unit of Measure:	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	
					NR 140 PAL:	NSE	NSE	NSE	NSE	0.5	8	NSE	0.5	40	0.5	0.02
					NR 140 ES:	NSE	NSE	NSE	NSE	5.0	40	NSE	5.0	200	5.0	0.2
TW1	12/21/01	G5		12/28/01	VOC Pb	4.3	8.5	4.2	<0.57	<0.85	7.8	17	<0.57	<0.69	<0.89	<0.18
TW2	12/21/01	G7		12/28/01	VOC	<0.49	<0.61	<0.43	<0.57	<0.85	<0.59	<0.64	<0.57	<0.69	<0.89	<0.18
TW3	12/21/01	G8		12/28/01	VOC Pb	<0.49	<0.81	<0.43	<0.57	<0.85	0.78 Q	<0.64	<0.57	<0.69	1.9 Q	<0.18
				11/11/02	VOC	<0.62	<0.85	<0.68	<0.58	<0.47	<0.83	<0.95	<0.63	<0.65	1.8	<0.11
				03/25/03	Low Water Yield Prevented Sampling											
TW4	12/21/01	G9		12/28/01	VOC Pb	<0.49	<0.61	<0.43	<0.57	<0.85	<0.59	<0.64	<0.57	<0.69	<0.89	<0.18
TW5	12/21/01	G10		12/28/01	VOC	<0.49	<0.61	<0.43	<0.57	<0.85	<0.59	<0.64	<0.57	<0.69	<0.89	<0.18
TW6	12/21/01	G11		12/28/01	VOC	<0.49	<0.61	<0.43	<0.57	<0.85	<0.59	<0.64	<0.57	<0.69	<0.89	<0.18
				03/25/03	PVOC Nap PAH						<0.58					
MW1	11/8/02	B1	103.43	12/09/02	VOC Pb	<0.62	<0.65	<0.66	<0.58	<0.47	<0.63	<0.95	<0.63	<0.65	<0.39	<0.11
				03/25/03	PVOC Nap						<0.58					
MW2	11/8/02	B2	102.76	12/09/02	VOC Pb	<0.62	<0.65	<0.66	<0.58	<0.47	<0.63	<0.85	<0.63	<0.65	<0.39	<0.11
				03/25/03	PVOC Nap						<0.58					
MW3	11/8/02	B3	102.46	12/09/02	VOC Pb	<0.62	<0.65	2.4	<0.58	<0.47	9.0	5.7	<0.63	<0.65	<0.39	<0.11
				03/25/03	PVOC Nap						3.3					
MW4	11/11/02	B4	104.71	12/09/02	VOC Pb	<0.62	<0.65	<0.66	<0.58	<0.47	<0.63	<0.85	<0.63	<0.65	<0.39	<0.11
				03/25/03	PVOC Nap PAH						<0.58					

2509 E. Oklahoma Avenue
Milwaukee, WI

Table 2
Groundwater Results

BRRTS# 03-41-283840
FID# 241448130
MEI Project# 2129

Well ID	Date Installed	Installed into Boring #	Well Data		Analysis	Polynuclear Aromatic Hydrocarbons (PAHs)											
			TOC Elevation 11/11/02	Date Sampled		Ace-naphthen-e	An-thracene	Benz(a)fluor-anthene	Benz(ghi)-perylene	Chrysene	Fluor-anthene	Fluorane	1-Methyl-naphthalene	2-Methyl-naphthalene	Naphthalene	Phen-anthrene	Pyrene
				Unit of Measure:		ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	ug/l	
				NR 140 PAL:	NSE	600	0.02	NSE	0.02	80	80	NSE	NSE	8	NSE	50	
				NR 140 ES:	NSE	3000	0.2	NSE	0.2	400	400	NSE	NSE	40	NSE	250	
TW1	12/21/01	G5		12/28/01	VOC Pb												
TW2	12/21/01	G7		12/28/01	VOC												
TW3	12/21/01	G8		12/28/01	VOC Pb												
				11/11/02	VOC												
				03/25/03													
TW4	12/21/01	G9		12/28/01	VOC Pb												
TW5	12/21/01	G10		12/28/01	VOC												
TW6	12/21/01	G11		12/28/01	VOC												
				03/25/03	PVOC Nap PAH	<0.035	0.071 Q	0.33	0.94	0.32	0.38	0.059 Q	<0.035	0.065 Q	0.19	0.27	0.43
MW1	11/8/02	B1	103.43	12/09/02	VOC Pb												
				03/25/03	PVOC Nap												
MW2	11/8/02	B2	102.76	12/09/02	VOC Pb												
				03/25/03	PVOC Nap												
MW3	11/8/02	B3	102.46	12/09/02	VOC Pb												
				03/25/03	PVOC Nap												
MW4	11/11/02	B4	104.71	12/09/02	VOC Pb												
				03/25/03	PVOC Nap PAH	<0.018	<0.020	0.017 Q	0.021 Q	0.024 Q	0.030 Q	<0.017	<0.018	0.018 Q	<0.024	0.029 Q	0.047 Q

2509 E. Oklahoma Avenue
Milwaukee, WI

Table 1
Soil Sampling Results

BRRTS# 03-41-283840
FID# 241448130
MEI Project# 2129

2509 E. Oklahoma Avenue
Milwaukee, WI

Table 1
Soil Sampling Results

BRRTS# 03-41-283640
FID# 241448130
MEI Project# 2129

2509 E. Oklahoma Avenue
Milwaukee, WI

Table 1
Soil Sampling Results

BRRTS# 03-41-283840
FID# 241448130
MFL Project# 2129

Bore Hole Data						DRO, PCBs, Lead and Cadmium			
Bore Hole ID	Date	Area Investigated	Sample Depth (feet bgs)	PID Reading	Analysis	DRO	Total PCBs	Total Lead	Total Cadmium
Unit of Measure:						ppm	mg/kg	ug/kg	mg/kg
WDNR NR 720 RCLs:						NSE	250 *	NSE	50
WDNR NR 746 SSLs:						NSE	NSE	NSE	(8 VI)
G-1	10/12/01	Former Tank Bed	8-12	0	GRO PVOC				
G-2	10/12/01	Former Tank Bed	2-3	0	GRO PVOC				
G-3	10/12/01	Former Tank Bed	16	0	GRO PVOC				
G-4	10/12/01	Former Pump Island	0-4	327	GRO VOC Pb			50	
			10-12	0	GRO VOC Pb				
G-5	10/21/01	Former Pump Island	6-8	480	GRO VOC Pb			16	
			20-22	0	GRO VOC Pb			6.9	
G-6	10/21/01	Former Pump Island	6-8	0	GRO PVOC Nap Pb			11	
			14-16	0	GRO PVOC Nap Pb			7.3	
G-7	10/21/01	Former Pump Island	2-4	0	GRO PVOC Nap Pb			12	
			14-16	0	GRO PVOC Nap Pb			8.6	
G-8	10/21/01	Former Pump Island	4-6	0	GRO PVOC Nap Pb			12	
			14-16	0	GRO PVOC Nap Pb			9.6	
G-9	10/21/01	Former Tank Bed & WO UST	6-8	0	DRO PAH Pb	16		8.9	
			15-16	0	DRO PAH Pb	22		9.3	
G-10	10/21/01	Former Waste Oil UST	2-4	24	DRO VOC PAH PCB Pb Cd	120	<22	9.4	0.16
			12-14	13	DRO VOC PAH PCB Pb Cd	130	<22	14	0.16
G-11	10/21/01	Former Waste Oil UST	6-8	0	DRO PAH Pb	14		9.5	
			12-14	0	DRO PAH Pb	\$10		100	
B1/MW1	11/6/02	Former Pump Island	9-11	0	PVOC Nap Pb			8	
			15-17	0	PVOC Nap Pb			<8.5	
B2/MW2	11/6/02	Former Tank Bed/Pump Island	2-4	0	PVOC Nap Pb			16	
			14-16	0	PVOC Nap Pb			<9.3	
B3/MW3	11/6/02	Former Pump Island	10-12	555	PVOC Nap Pb			7.3	
			14-16	48	PVOC Nap Pb			<7.4	
B4/MW4	11/11/02	Former Waste Oil UST	4-6	0	PVOC Nap Pb			18	
			14-16	0	PVOC Nap Pb			12	

2509 E. Oklahoma Avenue
Milwaukee, WI

Table 1
Soil Sampling Results

BPR/TSB 03-41-283540
FID# 241448130
MEI Project# 2129

Bore Hole ID	Date	Area Investigated	Sample Depth (feet bgs)	#D Reading	Analysis	Polynuclear Aromatic Hydrocarbons (PAHs)*												
						Aca-naphthalene	Anthracene	Benz(a)b-anthracene	Benz(a)ghi-porphine	Chrysene	Fluoranthene	Fluorene	1-Methyl-naphthalene	2-Methyl-naphthalene	Naphthalene	Phenanthrene	Pyrene	
					Limit of Measure.	ppm	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	
					WDNR NR 720 RCLs*	NSE	900*	5000	0.088	1.8	6.6	600	600	1100	600	20	18	500
					WDNR NR 746 SSLs	NSE	NSE	NSE	NSE	NSE	NSE	NSE	NSE	NSE	NSE	NSE	NSE	
G-1	11/18/01	Former Tank Bed	8-12	0	DRO PVOC													
G-2	11/18/01	Former Tank Bed	2-3	0	DRO PVOC													
G-3	11/18/01	Former Tank Bed	16	0	DRO PVOC													
G-4	11/18/01	Former Pump Island	0-4	327	DRO VOC/Pb													
			10-12	0	DRO VOC/Pb													
G-5	11/18/01	Former Pump Island	6-8	480	DRO VOC/Pb													
			20-22	0	DRO VOC/Pb													
G-6	11/18/01	Former Pump Island	8-8	0	DRO PVOC/Nap/Pb													
			14-16	0	DRO PVOC/Nap/Pb													
G-7	11/18/01	Former Pump Island	2-4	0	DRO PVOC/Nap/Pb													
			14-16	0	DRO PVOC/Nap/Pb													
G-8	11/18/01	Former Pump Island	4-6	0	DRO PVOC/Nap/Pb													
			14-16	0	DRO PVOC/Nap/Pb													
G-9	11/18/01	Former Tank Bed & WO UST	6-8	0	DRO PAH/Pb	<0.019	<0.013	<0.012	<0.013	<0.015	<0.012	<0.014	<0.016	<0.013	<0.019	0.017 Q	<0.013	
			15-16	0	DRO PAH/Pb	<0.018	<0.013	<0.012	<0.013	<0.015	<0.012	<0.014	<0.016	<0.013	<0.019	0.016 Q	<0.013	
G-10	11/18/01	Former Waste Oil UST	2-4	24	DRO VOC PAH PCB Ps Cd	0.068	0.031 Q	<0.013	<0.013	<0.015	<0.012	0.110	0.130	<0.014	0.019 Q	0.450	0.020 Q	
			12-14	13	DRO VOC PAH PCB Ps Cd	<0.019	<0.014	<0.013	<0.013	0.015 Q	<0.012	0.018 Q	0.150	0.160	0.020 Q	0.049	0.014 Q	
G-11	11/18/01	Former Waste Oil UST	6-8	0	DRO PAH/Pb	<0.019	<0.014	<0.012	<0.013	<0.015	<0.012	<0.014	<0.016	<0.014	<0.019	<0.012	<0.014	
			12-14	0	DRO PAH/Pb	<0.018	<0.013	0.014 Q	0.061	0.020 Q	0.019 Q	<0.014	<0.015	<0.013	<0.018	0.022 Q	0.019 Q	
B1/MW1	11/18/02	Former Pump Island	9-11	0	PVOC Nap/Pb													
			15-17	0	PVOC Nap/Pb													
B2/MW2	11/18/02	Former Tank Bed/Pump Island	2-4	0	PVOC Nap/Pb													
			14-16	0	PVOC Nap/Pb													
B3/MW3	11/18/02	Former Pump Island	10-12	555	PVOC Nap/Pb													
			14-16	48	PVOC Nap/Pb													
B4/MW4	11/18/02	Former Waste Oil UST	4-6	0	PVOC Nap/Pb													
			14-16	0	PVOC Nap/Pb													

Key:
mg/kg = milligram/kg (equivalent to parts per million or ppm)
ug/kg = microgram/kg (equivalent to parts per billion or ppb)
Void Space or NA = Not Analyzed
RCL = Residual Contaminant Level (NR 720.09)
RCL = Interim "Soil Pathway" RCLs for PAHs, CCR Publication #R-519-97, Soil Cleanup Levels for PAHs, Interim Guidance, April 1997
SL = Site Screening Level (NR 746.09)
RCL = Residual Contaminant Level in low permeable soil (NR 720.09)
NSE = No Standard Established.
Underlined results exceed NR 720 RCLs.
Bold and Underlined results exceed NR 746 SLLs.
Q = Compound detected below the Limit of Quantitation (LOQ).

2509 E. Oklahoma Avenue
Milwaukee, WI
BRRTS# 03-41-283840
Commerce# 53207-3041-09

Table of Investigative and Monitoring Activity
Moraine Project #2129

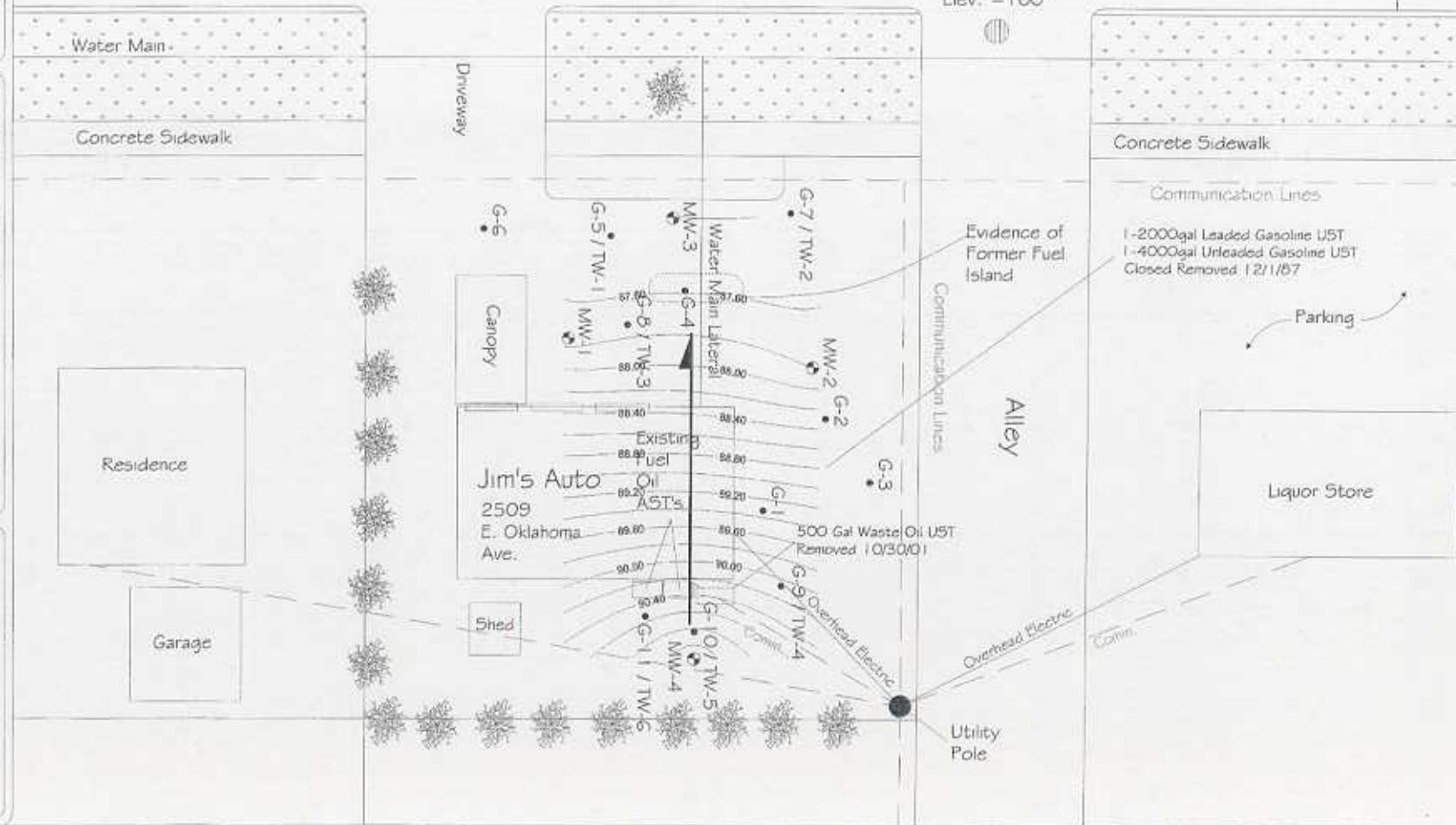
TOC Survey 11/11/02:		MW1 103.43		MW2 102.76		MW3 102.46		MW4 104.71	
Date	Investigation & Remedial Activity	Depth to Water	GW Elevation						
10/12/01	Advance probes G1-G4 (Non-PECFA Activity)								
10/30/01	Remove 500 gal waste oil tank from SE corner of building. (Non-PECFA Activity)								
12/21/01	Advance probes G5-G11 and install temp wells TW1-6								
12/28/01	Sample temp wells for VOCs and dissolved lead								
11/08/02	Install wells MW1-3								
11/11/02	Install wells MW4, Develop wells MW1-3, Survey TOCs and sample TW3 for VOCs. Removed 3 drums tank sludges, 6 drums tank water and 5 drums auger spoils from the property for disposal.								
12/09/02	Purge and Sample wells MW1-4 for VOCs and Dissolved lead	15.55	87.88	14.68	88.08	14.89	87.57	12.99	91.72
03/25/03	Purge and Sample wells MW1-4 for PVOCS and Naphthalene and TW6 for PVOCS and PAH	15.75	87.68	15.02	87.74	15.06	87.40	13.56	91.15

Note: All Levels Measured in Feet From Top of Well Casing at the North Side



East Oklahoma Avenue

Sanitary Sewer
Cover Benchmark
Elev. = 100'

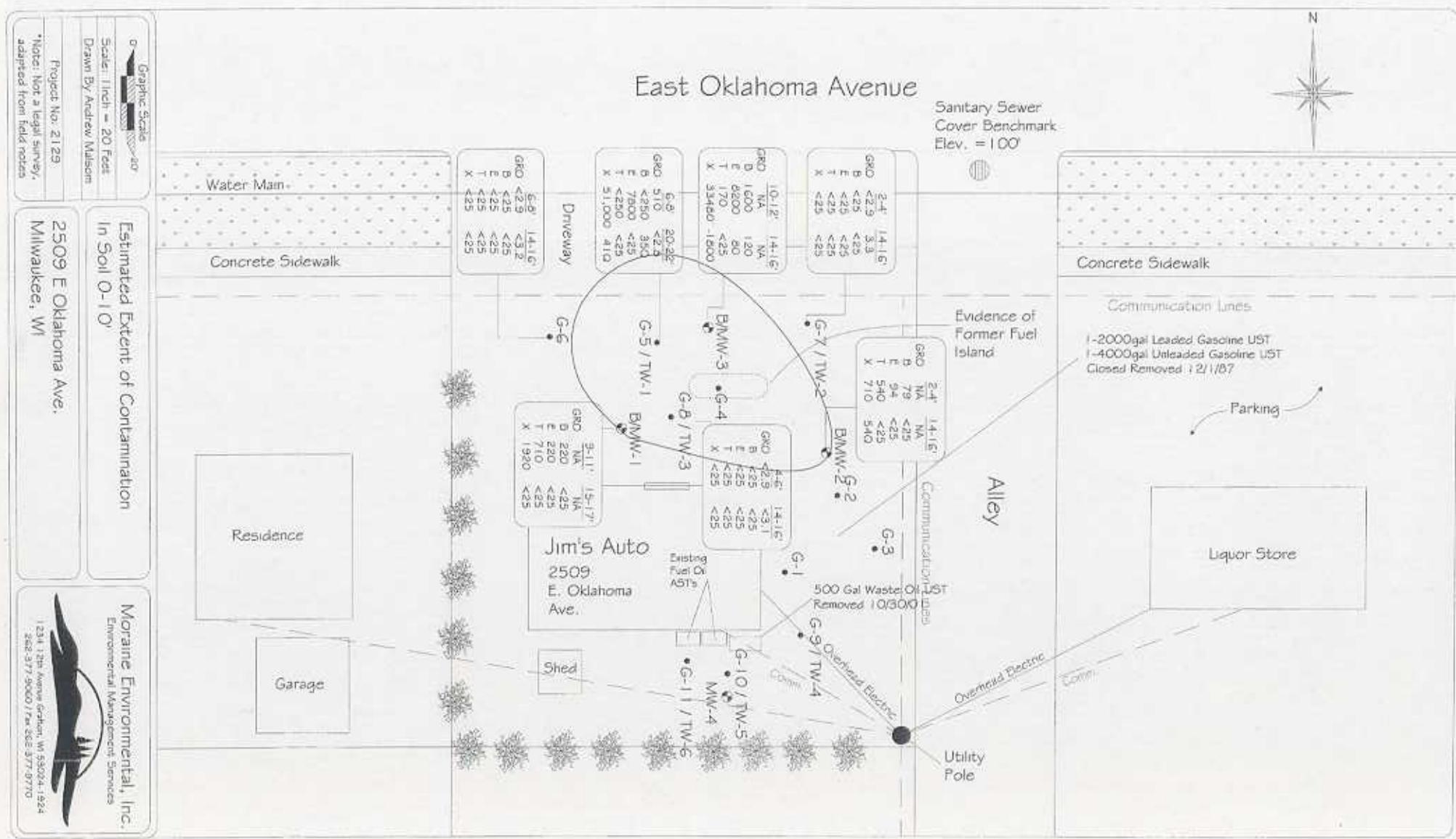


Don Leaskon Property
Groundwater Flow Map: 3-25-03

Scale: 1 Inch = 20 Feet
Drawn By Andrew Wilson
Project No: 2129

*Note: Not a legal survey,
adapted from field notes.

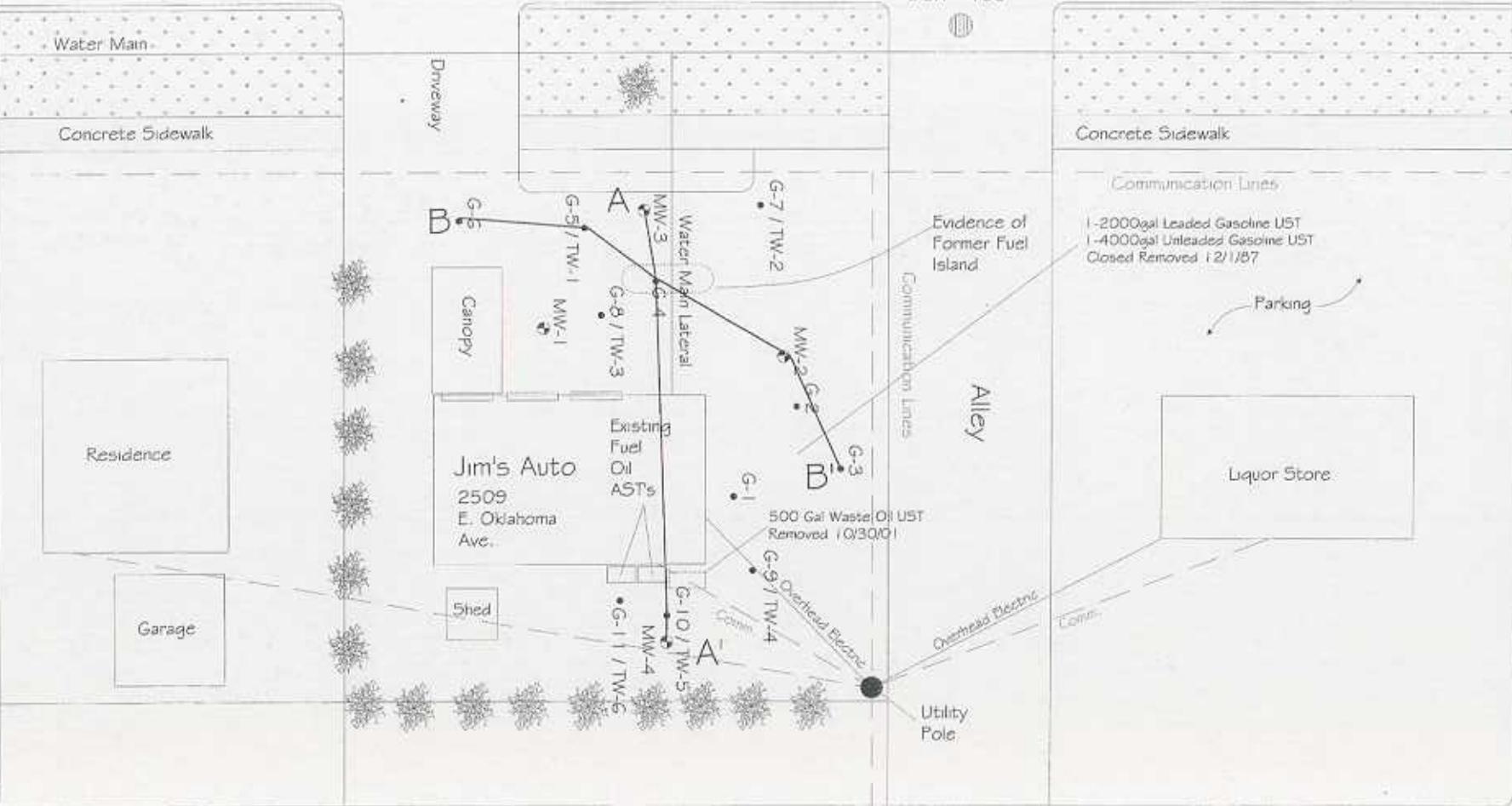
Moraine Environmental Management Services, Inc.
1204 1/2 Avenue Graton, WI 54044-1844
262.877.9000 fax 262.377.9710





East Oklahoma Avenue

Sanitary Sewer
Cover Benchmark
Elev. = 100'



Graphic Scale
1 Inch = 20 Feet

Scale: 1 Inch = 20 Feet

Drawn By Andrew Malsom

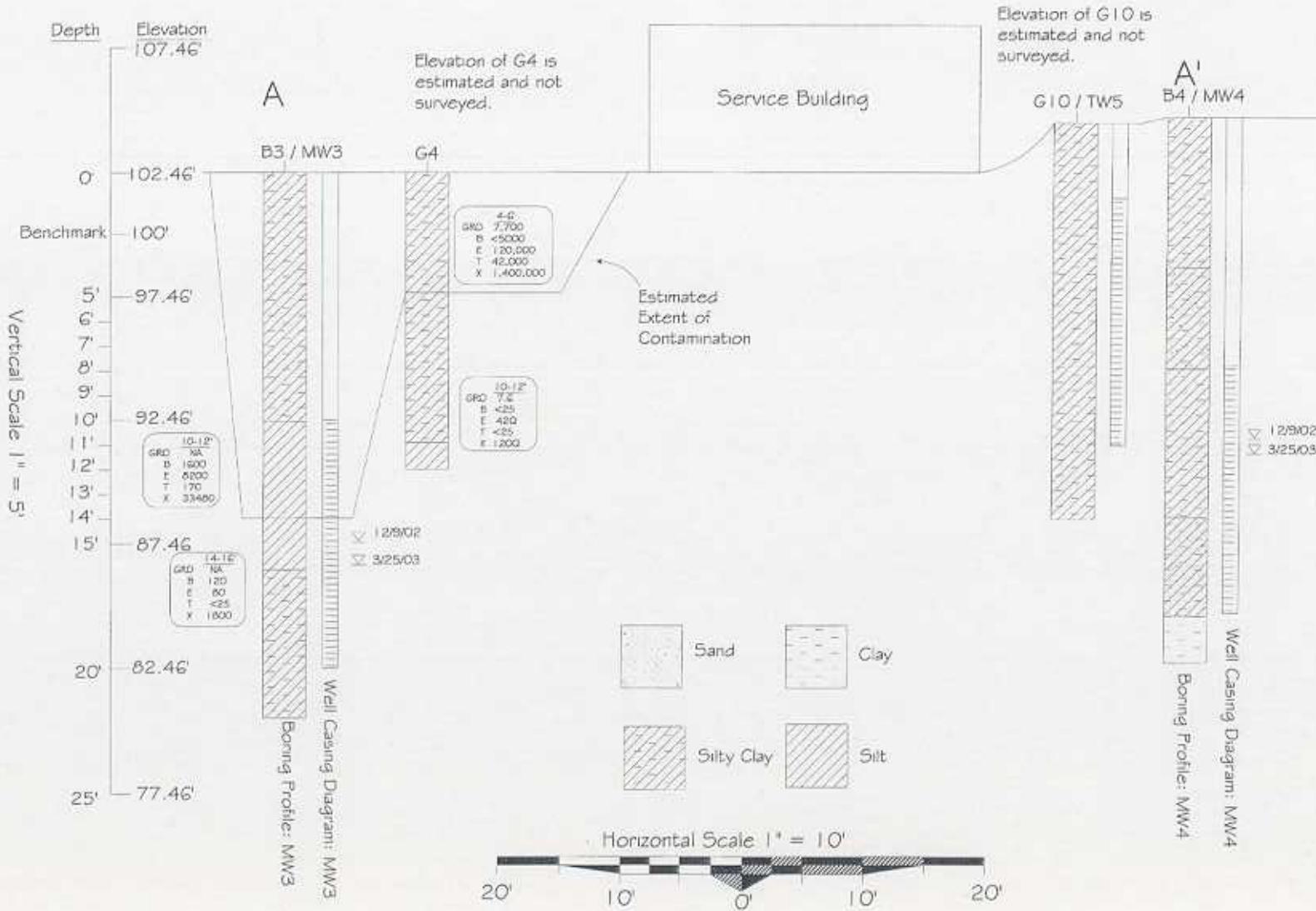
Project No: 2129

*Note: Not a legal survey,
adapted from field notes

Don Isakson Property
Cross Section Reference Map

2509 E. Oklahoma Ave.
Milwaukee, WI

Morane Environmental Management Services
1234 12th Avenue Grafton, WI 53024-1924
262-377-9000 / Fax 262-377-9770

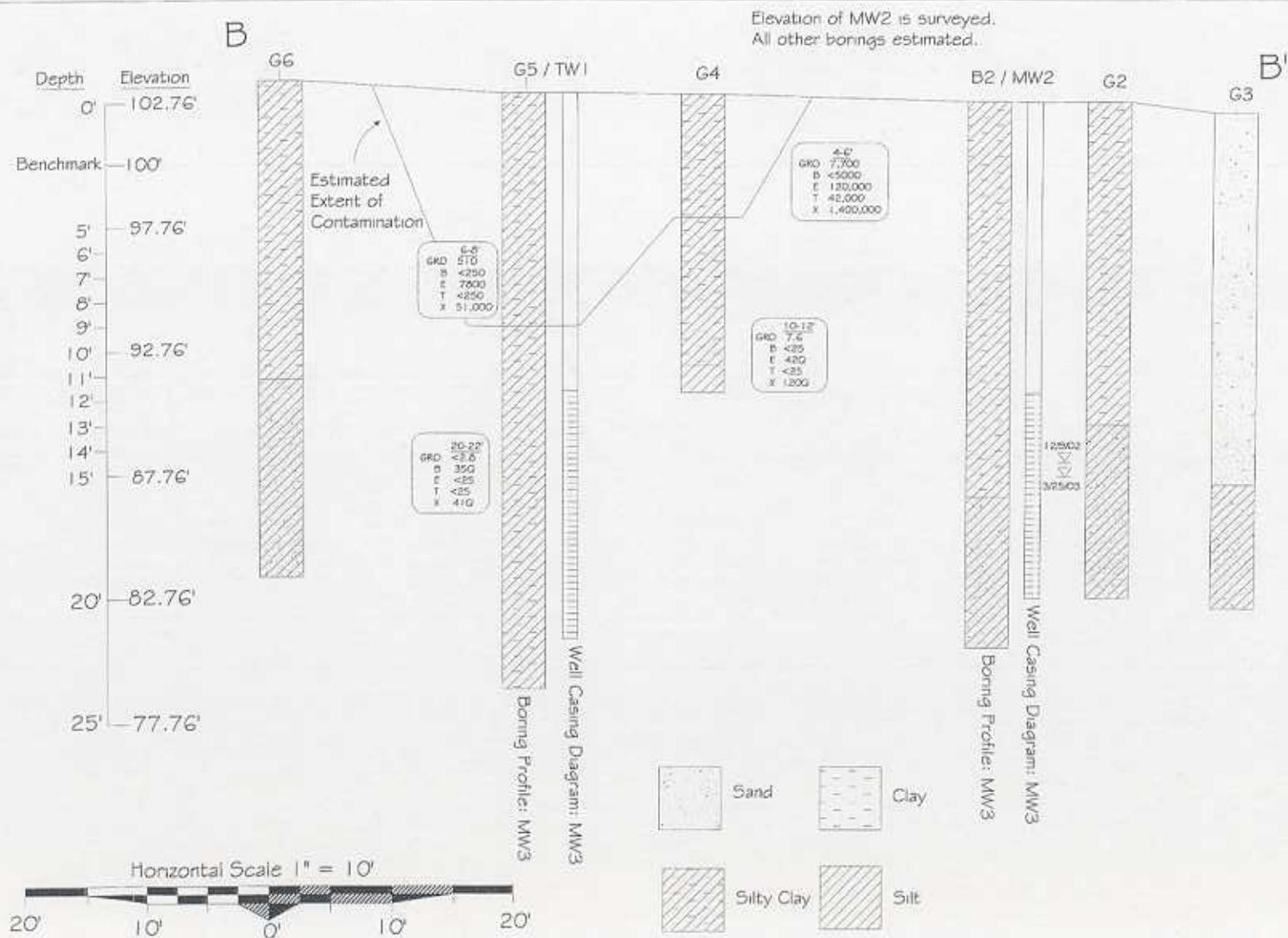


Drawn By: Andrew Malsom
Date: 4/24/03
Project No. 2-29
*Note: Not a legal survey
adapted from field notes

2509 E. Oklahoma Ave.

Bayview, WI

Moraine Environmental Management Services, Inc.
1254 28th Avenue Green Bay, WI 54302-4194
262 377-9000 / fax 262 377-9770



Drawn By Andrew Malcolm
Date: 4/24/03
Project No: 2129
*Note: Not a legal survey.
adapted from field notes

Cross-Section Profile B to B'
2509 E Oklahoma Ave.
Bayview, WI

Moraine Environmental Management Services, Inc.
1234-21st Avenue Grafton, WI 53024-1924
262-377-2620 / Fax 262-377-8770

August 12, 2003

Wisconsin Department of Commerce
Environmental & Regulatory Services
101 Pleasant Street, Suite #100A
Milwaukee WI 53212-3963

RE: Jim's Auto Center
2509 E. Oklahoma Avenue, Milwaukee WI 53207
BRRTS #03-41-283840

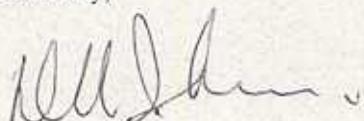
Project #2129

To Whom It May Concern:

I certify that, to the best of my knowledge, the legal description attached to this statement is complete, accurate, and describes the correct contaminated property site.

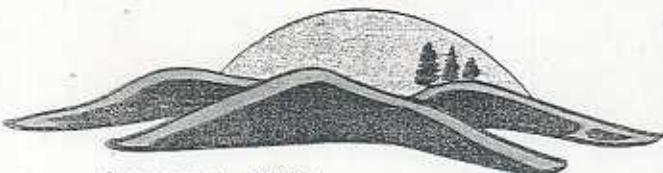
If you should have any questions, please do not hesitate to contact me, or my consultant, Moraine Environmental at (262) 377-9060.

Sincerely,



Don Isakson

Enc.



Moraine Environmental, Inc.
Environmental Management Services

August 1, 2003

Moraine Project No. 2129

Mr. Jeffery S. Polenske, City Engineer
City of Milwaukee
841 N. Broadway, Room #701
Milwaukee, WI 53202

Ms. Marchia Lindholm, Manager,
Central Drafting and Records
City of Milwaukee
841 N. Broadway, Room #802
Milwaukee, WI 53202

Tenant:

Mr. Jim Neldner
Jim's Auto Center
2509 E. Oklahoma Avenue
Milwaukee, WI 53207

**RE: Notice of Residual Contamination At and Adjacent to
Jim's Auto Center, 2509 E. Oklahoma Avenue, Milwaukee, WI**

In the process of closing remedial actions at 2509 E. Oklahoma Avenue, you are being notified of petroleum contamination that may have stemmed from the former operations of a gas station at the property.

Two (2) releases of petroleum were reported to state authorities in October 31, 2001. The first release was detected in the front of the property and is associated with evidence of the fuel-island formerly located there. The second release was detected at the southeast corner of the building and was reported after a 500-gallon waste oil tank was removed from service the day before.

Investigative work subsequently identified soil, impacted by the fuel-island release, extended north into the ROW of E. Oklahoma Avenue. Similar work identified the release from the waste oil tank did not extend beyond the tank excavation.

In review of Moraine's work, the Wisconsin Department of Commerce has determined the contamination, in its present state, does not pose a threat to human health or to the environment and the remaining contamination is expected to further degrade safely over time by natural attenuation. Please refer to the attached figure, which estimates the extent of contaminated soil.

We are notifying you that the auto center, the right-of-way north of the auto center and the utility corridors in that right-of-way are or are likely impacted by petroleum contamination. Please be advised to protect workers who may come in contact with contaminated soil at and near the auto center and that any contaminated soil unearthed during that work will require proper disposal.

Please file this notice with the department or official responsible for maintaining the affected utilities and/or right-of-way. Additional information about this site will be available shortly on the WDNR web address of closed and remediated sites.

Address: <http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm>

If you have any questions or comments, you may contact me at (262) 377-9060.

Sincerely,



Mike Bozikowski, CHMM
Hydrogeologist

Enclosed:

Figure, Estimated Extent of Contamination in Soil 0-10 feet

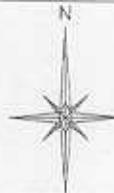
NR726, Appendix A, Recommended Notification Letter

Guidance for Dealing With Properties affected By Off-site Contamination, WDNR March 1998

Fact Sheet, What Land Owners Should Know About Natural Attenuation, WDNR October 2001

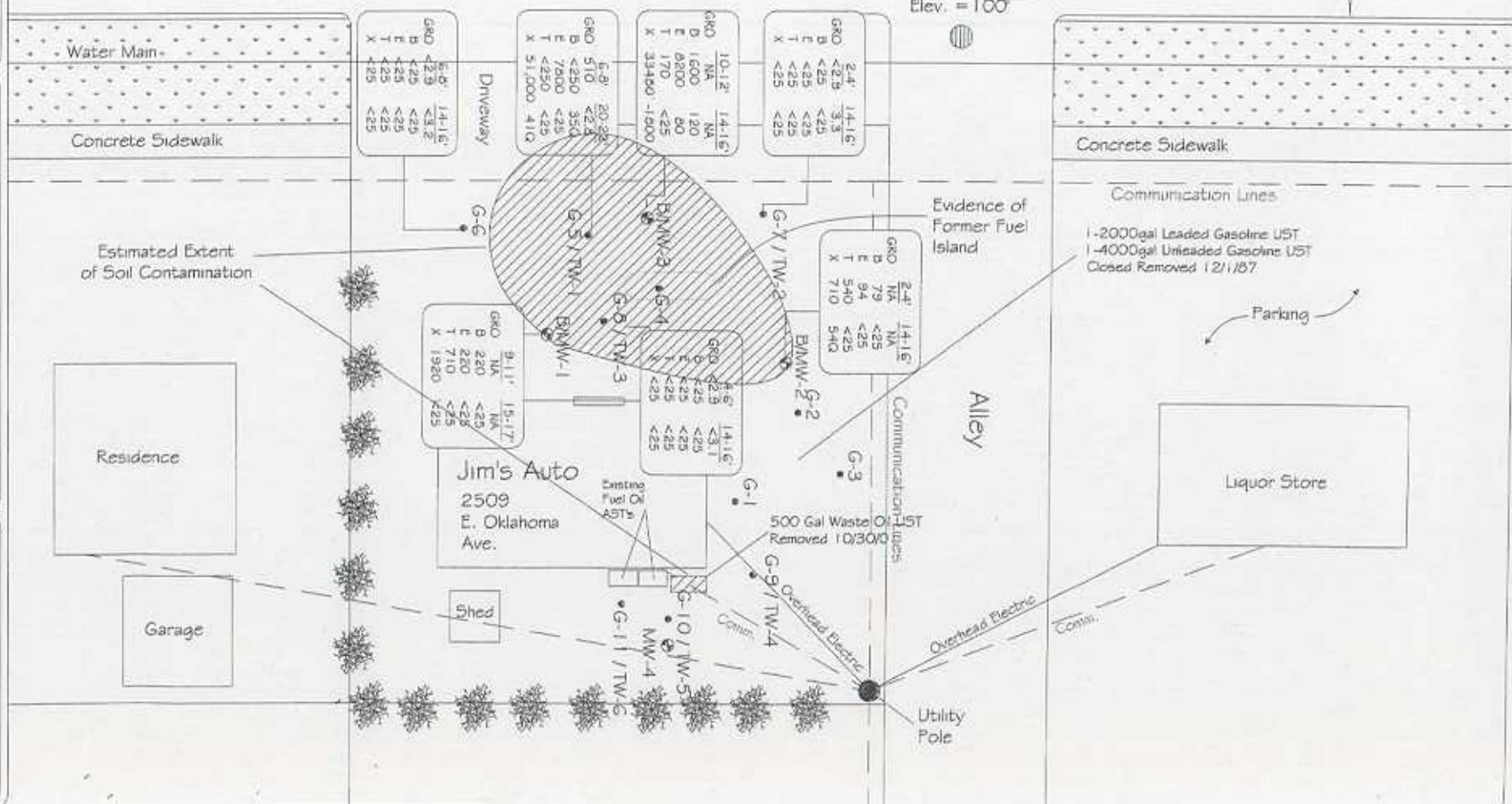
cc: Mr. Don Isakson

\DELLSERVER\FDRIVE\WORD\Mswteh21\2129 Notice of Off-site Contamination.doc



East Oklahoma Avenue

Sanitary Sewer
Cover Benchmark
Elev. = 100'



Graphic Scale
0 - 20'

Scale: 1 inch = 20 feet

Drawn By Andrew Malson
Revised: 7-30-03
Project No: 2129

Note: Not a legal survey.
adapted from field notes

Estimated Extent of Contamination
In Soil 0-10'

Moraine Environmental Management Services
1234 12th Avenue Clinton, WI 53524-1514
262-377-9000 / Fax 262-377-9770

2509 E. Oklahoma Ave.
Milwaukee, WI

Document Number

DEED RESTRICTION

In Re:

Lots numbered Five (5), Six (6) and Seven (7) in Block numbered Four (4), in Fernwood, being a part of Lots numbered Nine (9), Ten (10), Sixteen (16) and all of Lot numbered Seventeen (17), in Kane's Subdivision of the South East part of Section numbered Ten (10), and the North East One-Quarter (1/4) part of Section numbered Fifteen (15), in Township numbered Six (6) North, Range numbered Twenty-Two (22) East, in the City of Milwaukee, except the North Thirty-Four (34) feet thereof taken for widening East Oklahoma Avenue.

Property Commonly known as:

2509 East Oklahoma Avenue, Milwaukee WI 53207

Further identified by Wisconsin Transverse Mercator coordinates:

693014, 281659

541-0711-000-6

Tax Key No.

STATE OF WISCONSIN)
) ss
 COUNTY OF MILWAUKEE)

DECLARATION OF RESTRICTIONS:

WHEREAS, Donald H. Isakson currently owns the above-described property.

WHEREAS, one or more petroleum discharges occurred at this property. The area of residual soil contamination is represented in the attached figure, which also identifies the locations of soil samples analyzed to define this area. The results of those samples are presented in Table 1 to show the levels of benzene, ethylbenzene, toluene and xylene detected in excess of regulatory standards. The Figure, *Estimated Extent of Contamination in Soil 0-10'*, and Table 1, *Soil Sampling Results*, are attached and made part of this restriction.

WHEREAS, it is the desire and intention of the property owner to impose restrictions on the property which will make it unnecessary to further investigate or remediate the property at the present time.

NOW THEREFORE, the owner(s) hereby declare that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

Paved surfaces at the property existing at the time this restriction is executed form exposure barriers to the contaminated soil and must be maintained. Furthermore, the barriers minimize storm water infiltration and impede the contamination of groundwater. As a result, these barriers shall be maintained unless replaced with similar barriers meeting the same restrictions to storm water infiltration. To ensure the integrity of these barriers, the owner shall inspect the barriers semi-annually and maintain a record of the inspections using the attached inspection form.

REGISTER'S OFFICE I SS
Milwaukee County, WI

RECORDED AT 10:35 AM

01-27-2004

JOHN LA FAYE
REGISTER OF DEEDS

AMOUNT 29.00

RECORDING AREA

Name and Return Address:

Mr. Donald H. Isakson
42 Chapman Road
West Hartford, CT 06102

In addition, the following activities are prohibited on the barriers described above unless prior written approval is obtained from the Wisconsin Department of Commerce or its successor or assign:

- (1) No diminishing the barrier thickness by excavating or grading the surface;
- (2) No placing fill material on the barriers;
- (3) No plowing for agricultural cultivation; and
- (4) No construction or installation of a building or other structure with a foundation that would rest on or penetrate the barrier surface.

If the barriers are removed and contaminated soil exposed or removed in the future, the soil must be sampled and analyzed to determine the levels of benzene, ethylbenzene, toluene and xylene (BETX). If the levels of BETX in the soil exceed regulatory levels in effect at the time soil is excavated, the soil may be deemed a solid or hazardous waste and may require special treatment, storage and disposal in compliance with applicable statutes and rules.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by the Wisconsin Department of Commerce (Commerce), its successors or assigns. Commerce, its successors or assigns, may initiate proceedings of law or in equity against any person or persons who violate or are posturing to violate this covenant. These proceedings may be to prevent a violation or to recover damages for a violation.

Any person who is or becomes owner of the property described above may request Commerce or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon receipt of such a request, Commerce shall determine whether or not the restrictions contained herein can be extinguished. Upon that determination the property owner or other interested party may submit an affidavit and copy of Commerce's written determination for recording in the county records to give notice that this deed restriction, or portions of this restriction, are no longer binding.

By signing this document Donald H. Isakson asserts that he is duly authorized to sign this document.

IN WITNESS WHEREOF, the owner(s) of the property has executed this Declaration of Restriction, this 31st day of December, 2003.

Signature: Donald H. Isakson

Printed Name: Donald H. Isakson

Subscribed and sworn to before me this 31 day of December, 2003.

Notary Public, State of Connecticut My commission expires _____

LISA M. SZYMANSKI
NOTARY PUBLIC
MY COMMISSION EXPIRES SEP. 30, 2007

This document was drafted by Moraine Environmental, Inc. and the Wisconsin Department of Commerce

2509 E. Oklahoma Avenue
Milwaukee, WI

Table 1
Soil Sampling Results

BRRTS# 03-41-283840
File# 241448130
MEI Project# 2129

Bore Hole Data						GRO/PVOCs							
Bore Hole ID	Date	Area Investigated	Sample Depth (feet bgs)	PID-Reading	Analysis	GRO	Benzene	Ethyl-benzene	Methyl-tert-butyl-ether	Toluene	1,2,4-Trimethyl benzene	1,3,5-Trimethyl Benzene	Total Xylenes
		Unit of Measure		ppm	mg/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg
		WDNR NR 720 RCLs*		NSE	250*	5.3	2900	NSE	1500	NSE	NSE	4100	
		WDNR NR 746 SSLs		NSE	NSE	6500	4600	NSE	38,000	83,000	11,000	42,000	
G-1	10/10/01	Former Tank Bed	8-12	0	GRO PVOC	8.8	<25	<25	<25	<25	<25	69	84
G-2	10/10/01	Former Tank Bed	2-3	0	GRO PVOC	3.6	<25	<25	<25	<25	110	75	97 Q
G-3	10/10/01	Former Tank Bed	16	0	GRO PVOC	3.7	<25	<25	<25	<25	<25	<25	68 Q
G-4	10/10/01	Former Pump Island	0-4	327	GRO VOC Pb	7700	<5000	120,000	<5000	42,000	1,100,000	380,000	1,400,000
			10-12	0	GRO VOC Pb	7.6	<25	42 Q	<25	<25	74	52 Q	120 Q
G-5	10/10/01	Former Pump Island	6-8	480	GRO VOC Pb	510	<250	7800	<250	<250	67,000	19,000	51,000
			20-22	0	GRO VOC Pb	<2.8	35 Q	<25	<25	<25	<25	<25	41 Q
G-6	10/10/01	Former Pump Island	6-8	0	GRO PVOC Nap Pb	<2.9	<25	<25	<25	<25	<25	<25	<25
			14-16	0	GRO PVOC Nap Pb	<3.2	<25	<25	<25	<25	<25	<25	<25
G-7	10/10/01	Former Pump Island	2-4	0	GRO PVOC Nap Pb	<2.9	<25	<25	<25	<25	<25	<25	<25
			14-16	0	GRO PVOC Nap Pb	<3.3	<25	<25	<25	<25	<25	<25	<25
G-8	10/10/01	Former Pump Island	4-6	0	GRO PVOC Nap Pb	<2.9	<25	<25	<25	<25	<25	<25	<25
			14-16	0	GRO PVOC Nap Pb	<3.1	<25	<25	<25	<25	<25	<25	<25
G-9	10/10/01	Former Tank Bed & WO UST	6-8	0	DRO PAH Pb								
			15-16	0	DRO PAH Pb								
G-10	10/10/01	Former Waste Oil UST	2-4	24	DRO VOC PAH PCB Pb Cd		<25	<25	<25	<25	<25	<25	<25
			12-14	13	DRO VOC PAH PCB Pb Cd		<25	<25	<25	<25	1100	520	300
G-11	10/10/01	Former Waste Oil UST	6-8	0	DRO PAH Pb								
			12-14	0	DRO PAH Pb								
B1/MW1	11/6/01	Former Pump Island	9-11	0	PVOC Nap Pb		220	220	<25	710	2400	610	1920
			15-17	0	PVOC Nap Pb		<25	<25	<25	<25	<25	<25	<25
B2/MW2	11/6/01	Former Tank Bed/Pump Island	2-4	0	PVOC Nap Pb		79	94	<25	540	230	70 Q	710
			14-16	0	PVOC Nap Pb		<25	<25	<25	<25	69 Q	<25	54 Q
B3/MW3	11/6/01	Former Pump Island	10-12	555	PVOC Nap Pb		1600	8200	<50	170	25,000	7500	33,480
			14-16	48	PVOC Nap Pb		120	60	77	<25	3900	1000	1600
B4/MW4	10/10/01	Former Waste Oil UST	4-6	0	PVOC Nap Pb		<25	<25	<25	<25	33 Q	<25	31 Q
			14-16	0	PVOC Nap Pb		<25	<25	<25	<25	<25	<25	<25

Key:
 mg/kg = milligrams/kg (equivalent to parts per million or ppm)
 ug/kg = micrograms/kg (equivalent to parts per billion or ppb)
 void space or NA = Not Analyzed
 RCL = Residential Contaminant Level (NR 720.00)
 RCL = interim "Safe Pathway" RCLs for PAHs DNR Publication
 MPR-319-97 See Cleanup Levels for PAHs interim Guidance April 1997
 SSL = Site Screening Level (NR 746.00)
 CCL = Residential Contaminant Level in low permeable soil (R 720.00)
 NSE = No Standard Established
 Undected results exceed NR 720 RCLs
 Bold and Underlined results exceed NR 746 SSLs
 Q - Compound detected below the Limit of Quantitation (LOQ)

2509 E. Oklahoma Avenue
Milwaukee, WI

Table 1
Soil Sampling Results

BRRTS# 03-41-283840
FID# 241446130
MEI Project# 2129

Bore Hole Data				Analysis	VOCs								
Bore Hole ID	Date	Area Investigated	Sample Depth (feet bgs)		S-butyl benzene	Iso-propyl benzene	p-iso-propyl-toluene	Methylene chloride	Naphthalene	n-Propyl benzene	Tetrachloroethene	1,1,1-Trichloroethane	Trichloroethene
Unit of Measure					ppm	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg
		WDNR NR 720 RCLs*		NSE	NSE	NSE	NSE	NSE	NSE	NSE	NSE	NSE	NSE
		WDNR NR 746 SSLs		NSE	NSE	NSE	NSE	NSE	2700	NSE	NSE	NSE	NSE
G-1	10/12/01	Former Tank Bed	8-12	0	GRO VOC								
G-2	10/12/01	Former Tank Bed	2-3	0	GRO VOC								
G-3	10/12/01	Former Tank Bed	18	0	GRO VOC								
G-4	10/12/01	Former Pump Island	0-4	327	GRO VOC Pb	12,000	18,000	29,000	<5000	300,000	84,000	<5000	<5000
			10-12	0	GRO VOC Pb								
G-5	10/12/01	Former Pump Island	6-8	460	GRO VOC Pb	1500	1900	1800	<250	12,000	8900	<250	<250
			20-22	0	GRO VOC Pb	<25	<25	<25	<25	<25	<25	<25	<25
G-6	10/12/01	Former Pump Island	6-8	0	GRO VOC Nap Pb					<25			
			14-16	0	GRO VOC Nap Pb					<25			
G-7	10/12/01	Former Pump Island	2-4	0	GRO VOC Nap Pb					<25			
			14-16	0	GRO VOC Nap Pb					<25			
G-8	10/12/01	Former Pump Island	4-6	0	GRO VOC Nap Pb					<25			
			14-16	0	GRO VOC Nap Pb					<25			
G-9	10/12/01	Former Tank Bed & WO UST	6-8	0	DRO PAH Pb					<10			
			15-16	0	DRO PAH Pb					<10			
G-10	10/12/01	Former Waste Oil UST	2-4	24	DRO VOC PAH PCB Pb Cd	95	<25	130	<25	<25	<25	<25	<25
			12-14	13	DRO VOC PAH PCB Pb Cd	63	<25	270	<25	1200	49 Q	<25	<25
G-11	10/12/01	Former Waste Oil UST	6-8	0	DRO PAH Pb								
			12-14	0	DRO PAH Pb								
B1/MW1	11/18/02	Former Pump Island	9-11	0	PVOC Nap Pb					1500			
			15-17	0	PVOC Nap Pb					<25			
B2/MW2	11/18/02	Former Tank Bed/Pump Island	2-4	0	PVOC Nap Pb					62 Q			
			14-16	0	PVOC Nap Pb					80			
B3/MW3	11/18/02	Former Pump Island	10-12	555	PVOC Nap Pb					5200			
			14-16	48	PVOC Nap Pb					250			
B4/MW4	10/11/02	Former Waste Oil UST	4-6	0	PVOC Nap Pb					<25			
			14-16	0	PVOC Nap Pb					37 Q			

Key:
 mg/kg = milligrams/kilogram (equivalent to parts per million or ppm)
 ug/kg = micrograms/kilogram (equivalent to parts per billion or ppb)
 Void Space or NA = Not Applicable
 RCL = Residual Contaminant Level (NR 720 OG)
 RCL* = interim Soil Pathway / RCLs for PAHs DNR Publication
 MRR-519-97: Soil Cleanup Levels for PAHs: interim Guidance, April 1997
 SSL = Site Screening Level (NR 746 OG)
 QCL = Residual Contaminant Level (NR 720 OG)
 NSE = No Standard Established
 Underlined results exceed NR 720 RCLs
 Bold and Underlined results exceed NR 746 SSLs
 Q = Compound detected below the limit of Quantitation (LOQ)

2509 E. Oklahoma Avenue
Milwaukee, WI

Table 1
Soil Sampling Results

BRRTS# 03-41-283540
FIC# 241448130
MEI Project# 2125

Bore Hole Data						DRO, PCBs, Lead and Cadmium			
Bore Hole ID	Date	Area Investigated	Sample Depth (feet bgs)	PID Reading	Analysis	DRO	Total PCBs	Total Lead	Total Cadmium
		Unit of Measure		ppm	mg/kg	ug/kg	mg/kg	mg/kg	mg/kg
		WDNR HR 720 ROLs*		NSE	260 *	NSE	50	8 (VI)	
		WDNR NR 746 SSLs		NSE	NSE	NSE	NSE	NSE	NSE
G-1	12/1/01	Former Tank Bed	8-12	0	GRO PVOC				
G-2	12/1/01	Former Tank Bed	2-3	0	GRO PVOC				
G-3	12/1/01	Former Tank Bed	16	0	GRO PVOC				
G-4	12/1/01	Former Pump Island	0-4	327	GRO VOC Pb			50	
			10-12	0	GRO VOC Pb				
G-5	12/1/01	Former Pump Island	6-8	480	GRO VOC Pb			16	
			20-22	0	GRO VOC Pb			6.9	
G-6	12/1/01	Former Pump Island	6-8	0	GRO PVOC Nap Pb			11	
			14-16	0	GRO PVOC Nap Pb			7.3	
G-7	12/1/01	Former Pump Island	2-4	0	GRO PVOC Nap Pb			12	
			14-16	0	GRO PVOC Nap Pb			8.6	
G-8	12/1/01	Former Pump Island	4-6	0	GRO PVOC Nap Pb			12	
			14-16	0	GRO PVOC Nap Pb			9.8	
G-9	12/1/01	Former Tank Bed & WD UST	6-8	0	DRO PAH Pb	16		8.9	
			15-18	0	DRO PAH Pb	22		9.3	
G-10	12/1/01	Former Waste Oil UST	2-4	24	DRO VOC PAN PCB Pb Cd	120	<22	9.4	0.18
			12-14	13	DRO VOC PAN PCB Pb Cd	130	<22	14	0.16
G-11	12/1/01	Former Waste Oil UST	6-8	0	DRO PAH Pb	14		9.5	
			12-14	0	DRO PAH Pb	510		100	
B1/MW1	11/6/02	Former Pump Island	9-11	0	PVOC Nap Pb			8	
			15-17	0	PVOC Nap Pb			<6.5	
B2/MW2	11/6/02	Former Tank Bed/Pump Island	2-4	0	PVOC Nap Pb			16	
			14-16	0	PVOC Nap Pb			<9.3	
B3/MW3	11/6/02	Former Pump Island	10-12	555	PVOC Nap Pb			7.3	
			14-16	46	PVOC Nap Pb			<7.4	
B4/MW4	11/6/02	Former Waste Oil UST	4-6	0	PVOC Nap Pb			16	
			14-16	0	PVOC Nap Pb			12	

2509 E. Oklahoma Avenue
Milwaukee, WI

Table 1
Soil Sampling Results

BRRTS# 03-41-283840
FID# 241448130
MEI Project# 2129

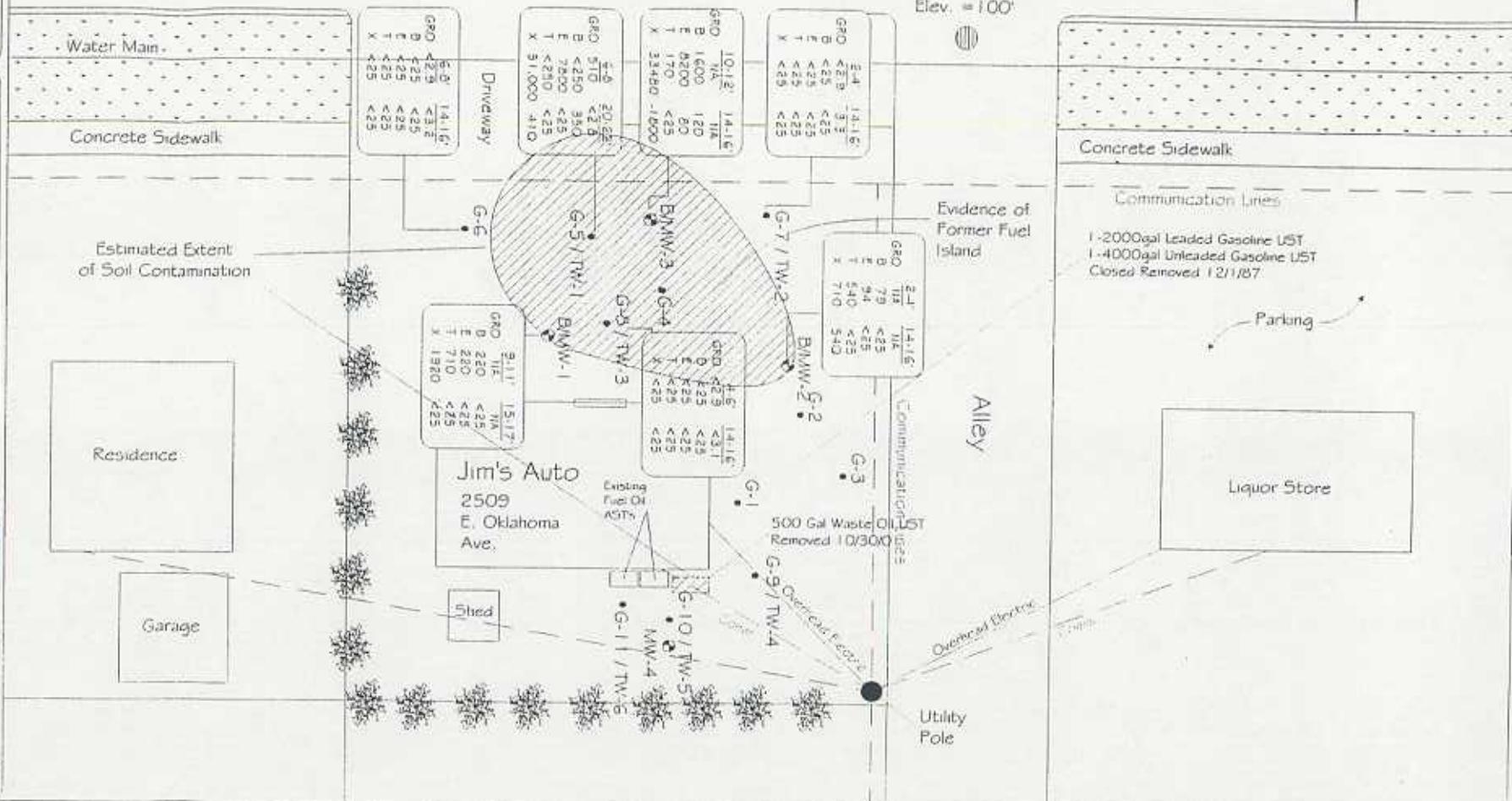
Bore Hole Data						Polynuclear Aromatic Hydrocarbons (PAHs)*											
Bore Hole ID	Date	Area Investigated	Sample Depth (feet bgs)	PID Reading	Analysis	Ace-naphthalene	Anthracene	Benzol(b)-fluoranthene	Benzofluoranthene	Chrysene	Fluoranthene	Fluorene	1-Methyl-naphthalene	2-Methyl-naphthalene	Naphthalene	Phenanthrene	Pyrene
			Unit of Measure	ppm		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
		WDNR NR-720 RCLs*		NSE		900*	5000	0.068	1.6	8.8	600	600	1100	600	20	18	500
		WDNR NR-746 SSLs*		NSE		NSE	NSE	NSE	NSE	NSE	NSE	NSE	NSE	NSE	NSE	NSE	NSE
G-1	10/12/01	Former Tank Bed	8-12	0	GRO PVOC												
G-2	10/12/01	Former Tank Bed	2-3	0	GRO PVOC												
G-3	10/12/01	Former Tank Bed	16	0	GRO PVOC												
G-4	10/12/01	Former Pump Island	0-4	327	GRO VOC Pb												
			10-12	0	GRO VOC Pb												
G-5	12/21/01	Former Pump Island	6-8	480	GRO VOC Pb												
			20-22	0	GRO VOC Pb												
G-6	12/21/01	Former Pump Island	6-8	0	GRO PVOC Nap Pb												
			14-16	0	GRO PVOC Nap Pb												
G-7	12/21/01	Former Pump Island	2-4	0	GRO PVOC Nap Pb												
			14-16	0	GRO PVOC Nap Pb												
G-8	12/21/01	Former Pump Island	4-6	0	GRO PVOC Nap Pb												
			14-16	0	GRO PVOC Nap Pb												
G-9	12/21/01	Former Tank Bed & V.O. UST	6-8	0	GRO PAH Pb	<0.019	<0.013	<0.012	40.013	40.015	40.012	<0.014	<0.016	<0.013	<0.019	0.017 Q	<0.013
			15-16	0	GRO PAH Pb	<0.018	<0.013	<0.012	40.013	40.015	<0.012	<0.014	<0.016	<0.013	<0.019	0.016 Q	<0.013
G-10	12/21/01	Former Waste Oil UST	2-4	24	GRO VOC PAH PCB Pe Cs	0.065	0.031 Q	<0.013	<0.015	<0.012	0.110	0.130	<0.014	0.019 Q	0.430	0.020 Q	
			12-14	13	GRO VOC PAH PCB Pe Cs	<0.019	<0.014	<0.013	<0.015 Q	<0.012	0.018 Q	0.150	0.160	0.020 Q	0.049	0.014 Q	
G-11	12/21/01	Former Waste Oil UST	6-8	0	GRO PAH Pb	<0.019	<0.014	<0.012	<0.013	<0.015	<0.012	<0.014	<0.016	<0.014	<0.019	<0.012	<0.014
			12-14	0	GRO PAH Pb	<0.016	<0.013	0.014 Q	0.061	0.020 Q	0.019 Q	<0.014	<0.015	<0.013	<0.019	0.022 Q	<0.019 Q
B1/MW1	11/18/02	Former Pump Island	9-11	0	PVOC Nap Pb												
			15-17	0	PVOC Nap Pb												
B2/MW2	11/18/02	Former Tank Bed/Pump Island	2-4	0	PVOC Nap Pb												
			14-16	0	PVOC Nap Pb												
B3/MW3	11/18/02	Former Pump Island	10-12	555	PVOC Nap Pb												
			14-16	45	PVOC Nap Pb												
B4/MW4	11/18/02	Former Waste Oil UST	4-6	0	PVOC Nap Pb												
			14-16	0	PVOC Nap Pb												

Key:
 mg/kg = micrograms/milligram, equivalent to parts per million or ppm;
 ug/kg = micrograms/milligram, equivalent to parts per billion or ppb;
 Void Space or NA = Not Analyzed;
 RCL = Residual Contaminant Level (NR-720 Q);
 RCL* = interim "Soil Pathway" RCLs for PAHs, DNR Publication #RR-519-97, Soil Cleanup Levels for PAHs, Interim Guidance, April 1997;
 SSL = Site Screening Level (NR-746 Q);
 LOD = Limit of Detection, i.e. in non-permeable soil (NR-720 Q);
 NSE = No Standard Established;
 Underline results exceed NR-720 RCLs;
 Bold and Underlined results exceed NR-746 SSLs;
 Q = Compound detected below the Limit of Quantitation (LOQ).



East Oklahoma Avenue

Sanitary Sewer
Cover Benchmark
Elev. = 100'



Estimated Extent of Contamination In Soil 0-10'

Moraine Environmental Management Services, Inc.

1234 2nd Street, Green Bay, WI 54302-1194
462-377-9000 / Fax 462-377-3700

Performance Standard
Operation and Maintenance Plan
to
Maintain Pavement

2509 East Oklahoma Avenue
Milwaukee, WI 53207
WDNR BRRTS# 03-41-283840

This operation and maintenance plan is instituted as a performance standard required as a condition of site closure by the Wisconsin Department of Commerce (Commerce) consistent with Wisconsin Administrative Code NR 724.13. The performance standard is necessary to prevent direct contact with contaminated soils identified within four (4) feet of the surface as described in a deed restriction recorded on the property and detailed in a Subsurface Investigation Report dated May 2003.

The Engineered Controls identified under this performance standard consists of pavement existing over the area of residual soil contamination as identified in the attached figure; *Estimated Extent of Contamination In Soil 0-10'*

Whereas the following maintenance conditions apply to these Engineered Controls:

1. The pavement shall remain in place in accordance with the deed restriction recorded on the subject property until such time that subsurface testing demonstrates the contaminants of concern are below regulatory standards. Upon review of that data by Commerce, these restrictions can be lifted or amended.

2. The following activities are prohibited within the Engineered Controls:
 - a) No excavating or grading the land surface.
 - b) No replacing the engineered controls with permeable materials.
 - c) No plowing for agricultural purposes.
 - d) No construction or repair activities that involve penetrating the Engineered Controls and exposing contaminated soil.

3. The Engineered Controls identified in this Maintenance Plan shall be maintained unless replaced with barriers providing an equivalent infiltration rate.

4. The property owner shall inspect the Engineered Controls semi-annually and implement corrective action as necessary to ensure barrier integrity. Records of the inspection shall be maintained at the facility using the attached form. Barrier deficiency such as cracking, settling, buckling and excessive wear, etc shall be appropriately filled, sealed, repaired, replaced or otherwise remedied to maintain barrier integrity.

**OPERATION AND MAINTENANCE PLAN
INSPECTION FORM**

2509 E. Oklahoma Ave
Milwaukee, WI 53207
WDNR BRRTS# 03-41-283840

INSPECTION

Date Inspected

Name of Engineered Control Inspected ie Building, Pavement, ect.

Inspector Signature _____

Print Name _____

List Repair Items Identified from Inspection

REPAIRS

Describe Maintenance and Repair Activity

Date Repaired:

Signature

Print Name _____

Copy form as necessary to continue use